



BURR RIDGE ZONING ORDINANCE

SECTION VIII.C B-2 BUSINESS DISTRICT

C. B-2 GENERAL BUSINESS DISTRICT

The intent of the B-2 District is to accommodate those uses which require substantial land area, are major travel destinations, require substantial support parking and draw their clientele or employees from the regional market. Many such uses require a high degree of access and roadside visibility or exposure from major thoroughfares.

1. Permitted Uses:

No building, structure, or land shall be used and no building or structure shall be erected, altered, or enlarged which is arranged, intended, or designed for other than any of the following uses:

- a. Antique shops with less than 7000 square feet of floor area
- b. Art Galleries
- c. Art and School Supply Stores
- d. Automobile parts and accessory stores
- e. Bakeries (retail sales and not more than 70 percent of the floor area may be devoted to the production or processing of bakery goods)
- f. Barber Shops
- g. Beauty and Health Services
- h. Bicycle sales, including rental and repair and service functions where incidental to retail sales or rentals
- i. Book stores and stationery shops
- j. Camera and photographic supply stores
- k. Candy stores
- l. Card and gift shops
- m. Carpet and rug stores (retail only)
- n. Catalogue Sales
- o. Catering Establishments
- p. China, glassware and household goods stores
- q. Clothing, clothing rental, and clothing accessory stores
- r. Coin and philatelic stores



- s. Computer, business machine and office equipment stores, including repair and service functions where incidental to retail sales
- t. Craft, fabric, and sewing stores
- u. Delicatessens (packaged and/or prepared food for consumption on or off premises)
- v. Dry cleaning or laundry receiving establishment (processing to be done off-site)
- w. Florist shops
- x. Food Stores, including grocery stores, supermarkets, meat markets, health food stores, fruit and vegetable stores, bulk food stores, and other similar establishments
- y. Furniture stores
- z. Furrier shops
- aa. Garden, landscape, and patio stores
- bb. Hardware and home improvements stores
- cc. Hobby shops (not including video game parlors or arcades)
- dd. Household appliance stores (including repair and service functions where such activities are incidental to the retail sales function)
- ee. Interior decorating shops
- ff. Jewelry stores, including watch repairs, design and production of custom jewelry
- gg. Leather goods and luggage stores
- hh. Locksmith shops
- ii. Music stores including sheet music, recorded music, and musical instrument sales and repair
- jj. Office supply and service stores including copying and package delivery services with less than 7000 square feet of floor area
- kk. Orthopedic and Medical Appliance Stores
- ll. Paint and wallpaper stores
- mm. Pharmacies and Drug Stores
- nn. Photography studios
- oo. Picture framing, when conducted for retail sales on the premises only
- pp. Playground equipment sales with indoor display
- qq. Post Offices, federal government, freestanding or accessory to a permitted or special use



- rr. Restaurants in multi-tenant buildings (including specialty restaurants such as donut shops and ice cream shops) and without any of the following: live entertainment, dancing, or sales of alcoholic beverages
- ss. Studios for teaching of art, martial arts, music, dance, and gymnastics
- tt. Shoe sales and shoe repair stores
- uu. Sporting goods stores
- vv. Tailor and dressmaking shops
- ww. Toy stores
- xx. Video rental stores
- yy. Accessory uses customarily incidental to the above including but not limited to off-street parking and loading as regulated in Section XI of this Ordinance

2. Special Uses:

The following special uses may be permitted in specific situations in accordance with the procedures outlined in Section XIII of this Ordinance, as appropriate:

- a. Amusement establishments, indoor and outdoor, including golf courses and ranges, miniature golf, batting cages, bowling alleys, tennis, racquetball, gymnasiums, swimming pools, and ice skating rinks but excluding arcades
- b. Animal hospitals and veterinary clinics
- c. Antique shops with more than 7000 square feet of floor area
- d. Automobile sales, new or used and including trucks
- e. Automobile gasoline sales stations
- f. Automobile service and repair
- g. Banks and financial institutions (Amended by Ordinance A-834-06-09)
- h. Banquet halls
- i. Building material sales
- j. Car washes, automatic, self-service, or hand wash
- k. Clubs or lodges, private, fraternal, or religious
- l. Colleges, universities, or business vocational schools
- m. Convents, monasteries, and theological schools
- n. Convenience Food Stores
- o. Child Care Centers and Nursery Schools
- p. Department Stores
- q. Drive through facilities accessory to any permitted or special use



- r. Dry cleaners with on-site equipment for dry cleaning
- s. Financial Services Offices (Amended by Ordinance A-834-06-09)
- t. Funeral parlors
- u. Greenhouses, retail sales only
- v. Health and athletic clubs and gymnasiums
- w. Hotels and motels (including dining and meeting rooms)
- x. Hours of operation exceeding 7 A.M. to 10 P.M. for any permitted or special use
- y. Insurance Offices (Amended by Ordinance A-834-06-09)
- z. Kennels
- aa. Laundromats
- bb. Liquor Stores (packaged goods sales only)
- cc. Medical, Dental, and Optical Offices and Clinics (Amended by Ordinance A-834-06-09)
- dd. Office supply and service stores including copying and package delivery services with more than 7000 square feet of floor area
- ee. Outside dining area for a restaurant subject to compliance with Section VIII.A.5 herein
- ff. Outside sales display accessory to a permitted or special use
- gg. Parking lots and structures where such uses are the principal use on a lot
- hh. Pet shops and pet service stores
- ii. Planned unit developments
- jj. Plumbing, heating, air conditioning, and lighting stores (retail sales and service only)
- kk. Real Estate Offices (Amended by Ordinance A-834-06-09)
- ll. Restaurants in single tenant buildings or with any one of the following: live entertainment, dancing, or sales of alcoholic beverages (Amended by Ordinance A-834-6-99)
- mm. Shopping centers (containing stores listed as permitted or special uses in this B-2 District)
- nn. Theaters, indoor movie, not to exceed 4 screens or 800 seats, whichever is less, with no screen having more than 250 seats, and not located within 2500 feet (measured from property line to property line) of another theater facility.” Amended Ordinance A-834-7-97
- oo. Theaters, performing arts, indoor



- pp. Tobacco Shops
- qq. Travel Agencies (Amended by Ordinance A-834-06-09)
- rr. Tutoring center for pre-school, primary, and secondary education (Amended by Ordinance A-834-31-11)
- ss. Multiple buildings on a single lot if said building and lot are under common ownership and that all necessary infrastructure is provided for each of the buildings consistent with the Village's subdivision regulations. (Amended Ordinance A-834-03-08)

3. Lot Size Requirements:

		<u>Minimum Lot Area</u>	<u>Minimum Lot Width</u>
a.	<u>Permitted Uses</u>	20,000 sq.ft.	120 ft.
b.	<u>Special Uses</u>		
	(1) All other special uses	20,000 sq.ft.	120 ft.
	(2) Colleges, universities	80 acres	1,000 ft.
	(3) Restaurants with drive-thru facilities	40,000 sq.ft.	200 ft.
	(4) Banks and Financial Institutions with drive-through facilities	1 acre	200 ft.
		<u>Minimum Lot Area</u>	<u>Minimum Lot Width</u>
	(5) Funeral parlors	30,000 sq.ft.	150 ft.
	(6) Greenhouse, retail sales only	1 acre	200 ft.
	(7) Hotels and motels	2 acres	250 ft.
	(8) Planned unit developments	5 acres	250 ft.
	(9) Shopping centers	5 acres	250 ft.

4. Floor Area Ratio:

Not to exceed 0.40.

5. Maximum Building Height:

Not to exceed 35 feet.

6. Yard Requirements:



- a. Front yard: 40 feet. The area extending from the front building line to within 15 feet of the front property line may be occupied by drives, vehicular parking, sidewalks, landscaping and similar facilities (all of the area between the front property line and the front building line which is not occupied by such facilities, including the 15 feet adjoining the street, shall be landscaped in accordance with Subsection VIII.A.10).
- b. Corner side yard: 40 feet. The area extending from the front building line to within 15 feet of the front property line may be occupied by drives, vehicular parking, sidewalks, landscaping and similar facilities (all of the area between the front property line and the front building line which is not occupied by such facilities, including the 15 feet adjoining the street, shall be landscaped in accordance with Subsection VIII.A.10).
- c. Interior side yard: None required, however, if a yard is provided it must be at least 20 feet in width.
- d. Rear yard: 40 feet.
- e. Transitional rear and side yards: all lots with rear or side lot lines abutting a residential district shall provide a 50 foot yard along such abutting lot line, with landscaping in accordance with Subsection VIII.A.10.